13-3S-5W P-63-M-6
A PARCEL OF LAND 70 X 120 FT
ALSO A PRCL OF LAND 70 X 100

LANGSTON JAMES TITUS/LANGSTON CYNTHIE MICHELLE
59 EASY ST N
SOPCHOPPY, FL 32358

2024

13-3S-05W-000-00093-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

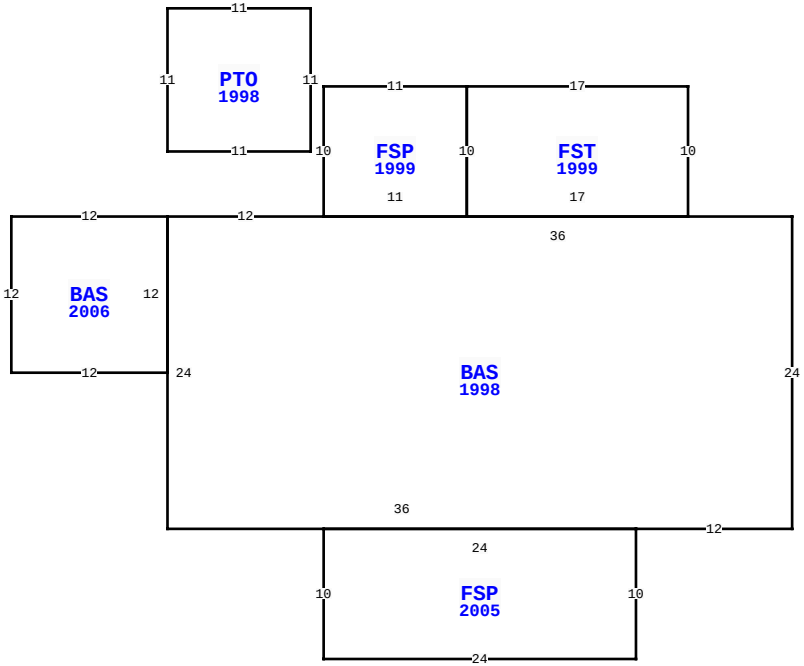
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Heating Type	03	FORCED AIR 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 13
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1998	1,152	69,491
BAS	144	100	2006	144	8,687
FSP	110	55	1999	60	3,620
FSP	240	55	2005	132	7,963
FST	170	55	1999	94	5,670
PTO	121	5	1998	6	362
TOTALS	1,937			1,588	95,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,588	84.6600	80.43	127,723	1998	1998	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2018 Heated Area: 1296 HX Base Yr 2018



59 N EASY ST, SOPCHOPPY

BLD DATE	07/24/2018	MMJT	LGL DATE	
XF DATE	07/24/2018	MMJT	LAND DATE	07/24/2018 MMJT
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,792
TOTAL MARKET OB/XF VALUE		2,441
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		113,233
SOH/AGL Deduction		37,145
ASSESSED VALUE		76,088
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,088
TOTAL JUST VALUE		113,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,617

FR, 5 YR CK, NC
R180139- ADD HX FOR 2019- LANGSTON
MLD LATE FILE APPROVAL LETTER
1. PU XFOB LN 5, 6.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/0467	8/04/2017	WD	Q	I	01	70,000
GRANTOR: WELLS HENRY F & LETHA						
GRANTEE: LANGSTON JAMES TITU						
1043/0465	8/04/2017	QC	U	I	11	100
GRANTOR: WELLS BRANDON M						
GRANTEE: WELLS HENRY F & LET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 FSP=[YR=1999] E11 N10 FST=[YR=1999] S10 E17 N10 W17$ W11 S10$ W12 BAS=[YR=2006] W12 S12 E12 N12$ PTR=N5 PTO=[YR=1998] E11 N11 W11 S11$ S5$ S24 E36 FSP=[YR=2005] W24 S10 E24 N10$ E12 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0055	PORTABLE C	0	100	21	20	420.00	SF	3.00	3.00	100	2004	2004	3	23	290	
2	0620	WOOD UTL B	0	100	16	10	160.00	SF	6.00	6.00	100	1990	1990	3	20	192	
3	0940	OPEN SHED	0	100	22	8	176.00	SF	4.00	4.00	100	1999	1999	3	20	141	
4	0810	UNFINISH S	0	100	6	10	60.00	SF	19.00	19.00	100	1999	1999	3	56	638	
5	0210	CONCRETE D	0	100	21	20	420.00	SF	6.00	6.00	100	2004	2004	3	23	580	
6	0213	CONCRETE P	0	100	10	10	100.00	SF	6.00	6.00	100	2004	2004	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,441

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			70.00	120.00	2.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	10,000							
2	000000	C	VAC RES	100			70.00	100.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 08/21/2023 BY FRLA Total Acres: 0.35 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 05/20/2026 BY SYS